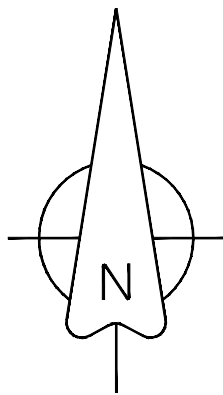


PEARCE ABBOTT ROAD
ALTERATION OF SUBDIVISION

OF LOT 1 AND ADJUSTED LOT 3 OF NICHOLSON ADDITION
TO WALLA WALLA AND AMENDED LOT 5 OF THE REPLAT OF
LARNORE ADDITION TO WALLA WALLA. LOCATED IN THE NW
1/4 OF THE NW 1/4 OF SECTION 33, T7N, R36E OF THE
WILLAMETTE MERIDIAN, WALLA WALLA COUNTY WASHINGTON

POSITION OF P.I. SCARPELLI ST. &
WALLOWA DR. COMPUTED RELATIVE
TO EAST LINE OF NW 1/4 SECTION
33 PER PLAT OF AVALON
ADDITION NO. 2, BY MUNNS
(1992), ROLL FILE 5, PAGE A-2.



BASIS OF BEARINGS

S88°28'15"W ALONG THE SOUTH LINE OF THE NW 1/4
OF THE NW 1/4 OF SECTION 33 BETWEEN THE
MONUMENTS MARKING THE SE AND SW CORNER OF THE
NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 7
NORTH, RANGE 36 EAST, W.M., WALLA WALLA COUNTY.
BEARINGS ARE BASED ON CITY OF WALLA WALLA G.I.S.
DATA AS SHOWN ON SURVEY BOOK 6 PAGE 263.
DISTANCES SHOWN ARE GROUND LENGTHS TO CONVERT
TO GRID LENGTHS MULTIPLY DISTANCES SHOWN BY A
COMBINED GROUND TO GRID FACTOR OF 0.999916474



SEE SHEET 2 OF 2 FOR
LEGAL DESCRIPTIONS,
DEDICATION, AND APPROVALS.

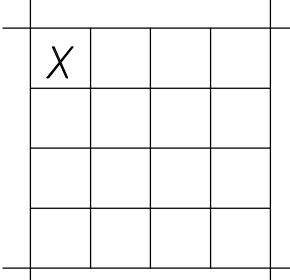
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE SURVEY RECORDING ACT
AND AT THE REQUEST OF PARLEY PEARCE

GREG E. FLOWERS, PLS 19619



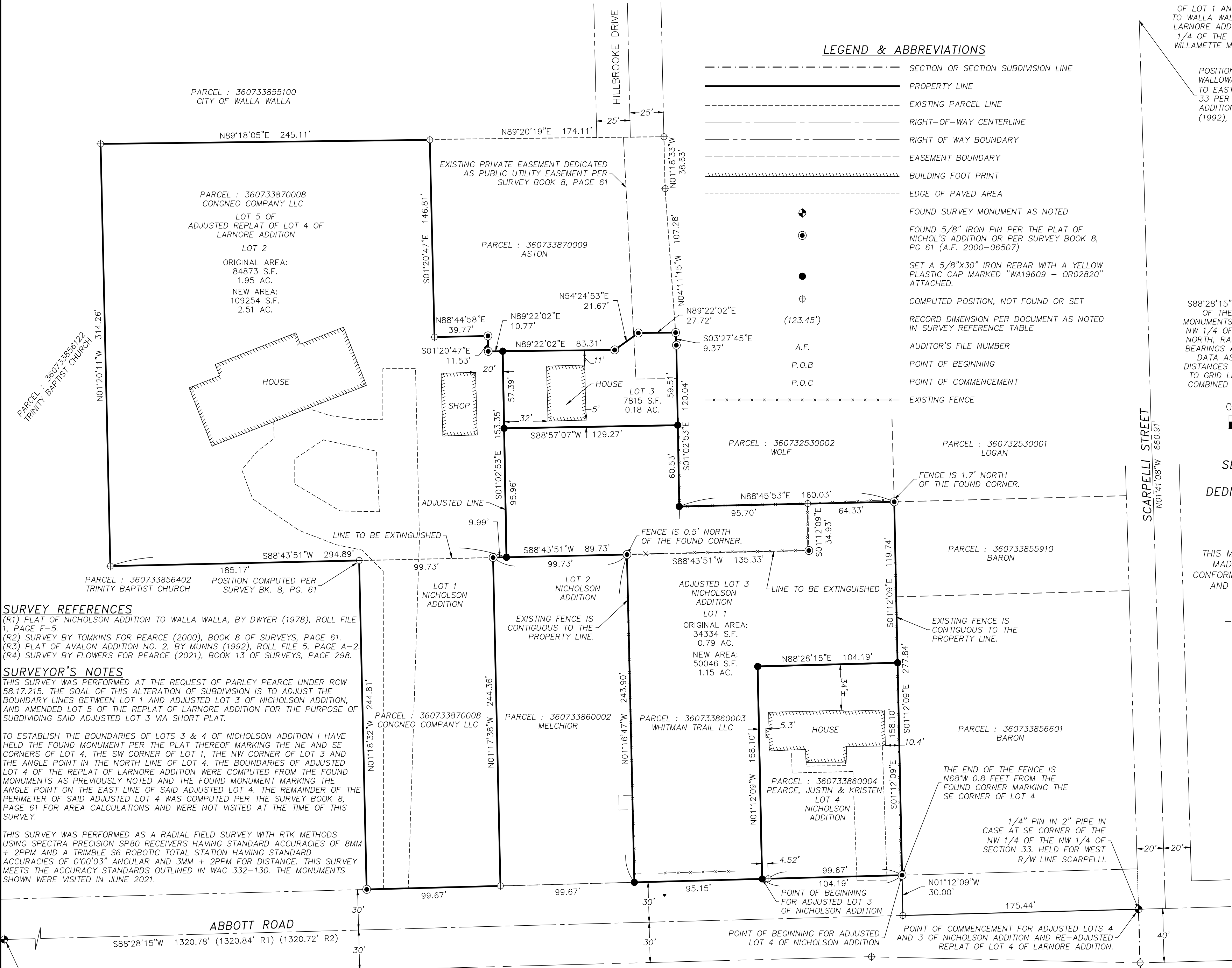
SECTION DIAGRAM



SECTION 33
T 7N, R 36E

LEGEND & ABBREVIATIONS

	SECTION OR SECTION SUBDIVISION LINE
	PROPERTY LINE
	EXISTING PARCEL LINE
	RIGHT-OF-WAY CENTERLINE
	RIGHT OF WAY BOUNDARY
	EASEMENT BOUNDARY
	BUILDING FOOT PRINT
	EDGE OF PAVED AREA
	FOUND SURVEY MONUMENT AS NOTED
	FOUND 5/8" IRON PIN PER THE PLAT OF NICHOL'S ADDITION OR PER SURVEY BOOK 8, PG 61 (A.F. 2000-06507)
	SET A 5/8"x30" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED "WA19609 - OR02820" ATTACHED.
	COMPUTED POSITION, NOT FOUND OR SET
	RECORD DIMENSION PER DOCUMENT AS NOTED IN SURVEY REFERENCE TABLE
	AUDITOR'S FILE NUMBER
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	EXISTING FENCE



SURVEY REFERENCES

- (R1) PLAT OF NICHOLSON ADDITION TO WALLA WALLA, BY DWYER (1978), ROLL FILE 1, PAGE F-5.
- (R2) SURVEY BY TOMKINS FOR PEARCE (2000), BOOK 8 OF SURVEYS, PAGE 61.
- (R3) PLAT OF AVALON ADDITION NO. 2, BY MUNNS (1992), ROLL FILE 5, PAGE A-2.
- (R4) SURVEY BY FLOWERS FOR PEARCE (2021), BOOK 13 OF SURVEYS, PAGE 298.

SURVEYOR'S NOTES

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PARLEY PEARCE UNDER RCW 58.17.215. THE GOAL OF THIS ALTERATION OF SUBDIVISION IS TO ADJUST THE BOUNDARY LINES BETWEEN LOT 1 AND ADJUSTED LOT 3 OF NICHOLSON ADDITION, AND AMENDED LOT 5 OF THE REPLAT OF LARNORE ADDITION FOR THE PURPOSE OF SUBDIVIDING SAID ADJUSTED LOT 3 VIA SHORT PLAT.

TO ESTABLISH THE BOUNDARIES OF LOTS 3 & 4 OF NICHOLSON ADDITION I HAVE HELD THE FOUND MONUMENT PER THE PLAT THEREOF MARKING THE NE AND SE CORNERS OF LOT 4, THE SW CORNER OF LOT 1, THE NW CORNER OF LOT 3 AND THE ANGLE POINT IN THE NORTH LINE OF LOT 4. THE BOUNDARIES OF ADJUSTED LOT 4 OF THE REPLAT OF LARNORE ADDITION WERE COMPUTED FROM THE FOUND MONUMENTS AS PREVIOUSLY NOTED AND THE FOUND MONUMENT MARKING THE ANGLE POINT ON THE EAST LINE OF SAID ADJUSTED LOT 4. THE REMAINDER OF THE PERIMETER OF SAID ADJUSTED LOT 4 WAS COMPUTED PER THE SURVEY BOOK 8, PAGE 61 FOR AREA CALCULATIONS AND WERE NOT VISITED AT THE TIME OF THIS SURVEY.

THIS SURVEY WAS PERFORMED AS A RADIAL FIELD SURVEY WITH RTK METHODS USING SPECTRA PRECISION SP80 RECEIVERS HAVING STANDARD ACCURACIES OF 8MM + 2PPM AND A TRIMBLE S6 ROBOTIC TOTAL STATION HAVING STANDARD ACCURACIES OF 0'00'03" ANGULAR AND 3MM + 2PPM FOR DISTANCE. THIS SURVEY MEETS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130. THE MONUMENTS SHOWN WERE VISITED IN JUNE 2021.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____,
20__ AT THE REQUEST OF GREG E. FLOWERS, LAND SURVEYOR,
IN VOLUME ____ OF SURVEYS AT PAGE ____.

COUNTY AUDITOR



**PBS Engineering and
Environmental Inc.**
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: PARLEY PEARCE		PROJECT NO.: 67827.000	
SURVEYOR: GREG E. FLOWERS		DATE: 01/03/2023	
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 50'	
SECTION: 33	TOWNSHIP: 7 NORTH	RANGE: 36 EAST	
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET <u>1</u> OF <u>2</u>	

RECORD LEGAL DESCRIPTIONS
ADJUSTED LOT 3 OF NICHOLSON ADDITION

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 OF TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN; THENCE, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER, SOUTH 88°28'15"W WEST FOR A DISTANCE OF 175.44 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 1°12'09"W WEST FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF THE NICHOLSON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1 OF ROLL FILES, PAGE F--5, RECORDS OF WALLA WALLA COUNTY, WASHINGTON, SAID CORNER BEING ON THE NORTH RIGHT OF WAY OF ABBOTT ROAD AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE SOUTH LINE OF SAID LOT 4 AND SAID NORTH RIGHT OF WAY, S88°28'15"W A DISTANCE OF 104.19 FEET; THENCE, LEAVING SAID NORTH RIGHT OF WAY, N01°12'09"W A DISTANCE OF 158.10 FEET; THENCE N88°28'15"E A DISTANCE OF 104.19 FEET TO THE EAST LINE OF SAID LOT 4; THENCE, ALONG SAID EAST LINE OF LOT 4, S01°12'09"E A DISTANCE OF 158.10 FEET TO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 16,471 SQUARE FEET, 0.38 ACRES, MORE OR LESS.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

ADJUSTED LOT 3

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 OF TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN; THENCE, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER, SOUTH 88°28'15"W WEST FOR A DISTANCE OF 175.44 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 1°12'09"W WEST FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF THE NICHOLSON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1 OF ROLL FILES, PAGE F--5, RECORDS OF WALLA WALLA COUNTY, WASHINGTON, SAID CORNER BEING ON THE NORTH RIGHT OF WAY OF ABBOTT ROAD; THENCE, ALONG SAID NORTH RIGHT OF WAY, S88°28'15"W A DISTANCE OF 104.19 FEET; THENCE, ALONG SAID NORTH RIGHT OF WAY ALSO BEING THE SOUTH LINE OF LOT 3 OF THE NICHOLSON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1 OF ROLL FILES, PAGE F--5, RECORDS OF WALLA WALLA COUNTY, WASHINGTON, S88°28'15"W A DISTANCE OF 95.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, LEAVING SAID NORTH RIGHT OF WAY AND SAID SOUTH LINE OF LOT 3 AND ALONG THE WEST LINE OF SAID LOT 3, N01°16'47"W A DISTANCE OF 243.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE, LEAVING SAID WEST LINE OF LOT 3 AND ALONG THE NORTH LINE OF LOT 2 OF SAID NICHOLSON ADDITION, S88°43'51"W A DISTANCE OF 89.73 FEET; THENCE, LEAVING SAID NORTH LINE OF LOT 2, N01°02'53"W A DISTANCE OF 153.35 FEET TO THE NORTH LINE OF REVISED LOT 5 AS SHOWN ON SURVEY RECORDED IN VOLUME 8 OF SURVEYS AT PAGE 61 IN THE RECORDS OF WALLA WALLA COUNTY; THENCE, ALONG SAID NORTH LINE OF REVISED LOT 5, N89°22'02"E A DISTANCE OF 83.31 FEET; THENCE, ALONG SAID NORTH LINE OF REVISED LOT 5, N54°24'53"E A DISTANCE OF 21.67 FEET; THENCE, ALONG SAID NORTH LINE OF REVISED LOT 5, N89°22'02"E A DISTANCE OF 27.72 FEET TO THE EAST LINE OF SAID REVISED LOT 5; THENCE, ALONG SAID EAST LINE OF REVISED LOT 5, S03°27'45"E A DISTANCE OF 9.37 FEET; THENCE, ALONG SAID EAST LINE OF REVISED LOT 5, S01°02'53"E A DISTANCE OF 120.04 FEET; THENCE N88°45'53"E A DISTANCE OF 95.70 FEET TO THE NORTHWEST CORNER OF LOT 4 OF THE NICHOLSON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1 OF ROLL FILES, PAGE F--5, RECORDS OF WALLA WALLA COUNTY, WASHINGTON; THENCE, ALONG THE NORTH LINE OF SAID LOT 4 OF NICHOLS ADDITION, N88°45'53"E A DISTANCE OF 64.33 FEET; THENCE, LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 4 OF NICHOLS ADDITION, S01°12'09"E A DISTANCE OF 119.74 FEET; THENCE, LEAVING SAID EAST LINE OF SAID LOT 4 OF NICHOLS ADDITION, S88°28'15"W A DISTANCE OF 104.19 FEET; THENCE S01°12'09"E A DISTANCE OF 158.10 FEET TO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 57,870 SQUARE FEET, 1.33 ACRES, MORE OR LESS.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

ADJUSTED REVISED LOT 5 OF ADJUSTED REPLAT OF LOT 4 OF LARNORE ADDITION

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 OF TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN; THENCE, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER, SOUTH 88°28'15"W WEST FOR A DISTANCE OF 175.44 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 1°12'09"W WEST FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF THE NICHOLSON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1 OF ROLL FILES, PAGE F--5, RECORDS OF WALLA WALLA COUNTY, WASHINGTON, SAID CORNER BEING ON THE NORTH RIGHT OF WAY OF ABBOTT ROAD; THENCE, ALONG SAID NORTH RIGHT OF WAY AND ALONG THE SOUTH LINES OF LOTS 4 AND 3 OF THE NICHOLSON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1 OF ROLL FILES, PAGE F--5, RECORDS OF WALLA WALLA COUNTY, WASHINGTON, S88°28'15"W A DISTANCE OF 199.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, LEAVING SAID NORTH RIGHT OF WAY AND SAID SOUTH LINE OF LOT 3 AND ALONG THE WEST LINE OF SAID LOT 3, N01°16'47"W A DISTANCE OF 243.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE, LEAVING SAID WEST LINE OF LOT 3 AND ALONG THE NORTH LINE OF LOT 2 OF SAID NICHOLSON ADDITION ALSO BEING THE SOUTH LINE OF REVISED LOT 5 AS SHOWN ON SURVEY RECORDED IN VOLUME 8 OF SURVEYS AT PAGE 61 IN THE RECORDS OF WALLA WALLA COUNTY, S88°43'51"W A DISTANCE OF 89.73 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG SAID SOUTH LINE OF REVISED LOT 5, S88°43'51"W A DISTANCE OF 294.89 FEET TO THE SOUTHWEST CORNER OF SAID REVISED LOT 5; THENCE, ALONG THE WEST LINE OF SAID REVISED LOT 5, N01°20'11"W A DISTANCE OF 314.26 FEET TO THE NORTHEAST CORNER OF SAID REVISED LOT 5; THENCE, ALONG THE NORTH LINE OF SAID REVISED LOT 5, N89°18'05"E A DISTANCE OF 245.11 FEET TO THE NORTHEAST CORNER OF SAID REVISED LOT 5; THENCE, ALONG THE EAST LINE OF SAID REVISED LOT 5, S01°20'47"E A DISTANCE OF 146.81 FEET; THENCE, ALONG THE NORTH LINE OF SAID REVISED LOT 5, N88°44'58"E A DISTANCE OF 39.77 FEET; THENCE, ALONG THE EAST LINE OF SAID REVISED LOT 5, S01°20'47"E A DISTANCE OF 11.53 FEET; THENCE, ALONG THE NORTH LINE OF SAID REVISED LOT 5, N89°22'02"E A DISTANCE OF 10.77 FEET; THENCE S01°02'53"E A DISTANCE OF 153.35 FEET TO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 84,887 SQUARE FEET, 1.95 ACRES, MORE OR LESS.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

THE SUBDIVISION SHOWN HEREON CONFORMS TO THE WALLA WALLA CITY COMPREHENSIVE PLAN AND TO CHAPTER 19.22 OF THE CITY OF WALLA WALLA SUBDIVISION CODE.

NEAL CHAVRE, CITY ENGINEER DATE

J PRESTON FREDERICKSON, DEVELOPMENT SERVICES DIRECTOR DATE

I HEREBY CERTIFY THAT TAXES FOR THE YEAR AGAINST THIS LAND HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER DATE

PEARCE ABBOTT ROAD
ALTERATION OF SUBDIVISION

OF LOT 1 AND ADJUSTED LOT 3 OF NICHOLSON ADDITION TO WALLA WALLA AND AMENDED LOT 5 OF THE REPLAT OF LARNORE ADDITION TO WALLA WALLA. LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 33, T7N, R36E OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, PARLEY PEARCE, REPRESENTATIVE OF WHITMAN TRAIL LLC AND CONGNEO COMPANY LLC, AND OWNER OF THE PARCELS SHOWN HEREON, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE, AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.S) AS SHOWN HEREIN. WE HEREBY WAIVE FOR OURSELVES AND OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREIN.

SIGNED: PARLEY PEARCE DATE
REPRESENTATIVE OF WHITMAN TRAIL LLC

SIGNED: PARLEY PEARCE DATE
REPRESENTATIVE OF CONGNEO COMPANY LLC

NOTARY SEAL

I HEREBY CERTIFY THAT PARLEY PEARCE, AUTHORIZED REPRESENTATIVE OF WHITMAN TRAIL LLC, SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF , 20.

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT

NOTARY SEAL

I HEREBY CERTIFY THAT PARLEY PEARCE, AUTHORIZED REPRESENTATIVE OF CONGNEO COMPANY LLC, SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF , 20.

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026

pbsusa.com

CLIENT: PARLEY PEARCE		PROJECT NO.: 67827.000	
SURVEYOR: GREG E. FLOWERS		DATE: 01/03/2023	
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 50'	
SECTION: 33	TOWNSHIP: 7 NORTH	RANGE: 36 EAST	
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET <u>2</u> OF <u>2</u>	